

Bruce R. Henthorn, applicant, was present to explain the request. Growth of the business and inability to control cars left by owners and tow trucks prompted him to ask for more overnight parking. There was room for 18 vehicles within the building for overnight parking. He was aware there was a problem, and he was seeking a remedy.

Ms. Gillett said she drove past the business on the previous evening and saw about 12 vehicles parked outside. He replied there were two cars left without his knowledge, and it was a continuing problem. He was hoping to rent space from the adjoining Spitzer lot. One instance was the parking of a dump truck that needed repair, and it took two weeks for the part to arrive.

Ms. Karel said perhaps cars could be moved to vacant spots on Bunts Road. He said he would be willing to do whatever it took to not cause a problem.

Ms. Gillett asked if there was key drop-off that would allow customers to leave their vehicles after working hours. Mr. Henthorn said there was, and he was astounded about how successful the business had become in one and a half years.

There were no comments from the public. Mr. Siley said it was good to see the success of the business, and it created challenges. He was concerned that if 10 cars were granted, it could grow to 12 or 15. If granted, he suggested the condition of monitoring the site with a six month review.

A motion was made by Ms. Karel, seconded by Ms. Gillett to **GRANT the request for overnight parking of ten (10) vehicles with the stipulation that the parking be reviewed in six months at the March 2013 Planning Commission meeting.** All of the members voting yea, the motion passed.

OLD BUSINESS

5. **Docket 06-10-12** **1413 Wagar Avenue**
Handley-Boyt Gallery

Anitra L. Boyt, property owner and applicant, requested Variance approval and has changed the request to Conditional Use, pursuant to Chapter 1145 – Home Occupations. This property is in an R2, Single and Two Family Residential district. This item was deferred from the meeting of August 2, 2012. (Page 5)

Anitra Boyt, applicant, was present to explain the request.

Mr. Stockman said the Conditional Use would allow one customer at a time. Ms. Boyt said she would be satisfied with that initially and would probably come at a later date to ask for more.

Ms. Gillett asked about the catering and coffee shop. Ms. Boyt said she no longer offered the catering or coffee shop and was concentrating on the art gallery. She planned to have an in-home gallery, first floor of home, was developing a website, selling prints on E-Bay, and it was

a family business as they were all artists. She did not foresee introducing other artists; when that happened, it would be at another location.

There were no public comments. Mr. Siley said the administration supported the application.

A motion was made by Ms. Karel, seconded by Ms. Gillett to **GRANT** the request as resubmitted. All of the members voting yea, the motion passed.

NEW BUSINESS

6. Docket 09-19-12 1538 West 117th Street Shell Gas Station

Paramjit Singh, property owner and applicant, requests approval for a Lot Split/Combinations of Permanent Parcel Numbers 315-14-013, ~~315-14-0122~~ 315-14-022, and 315-14-023, pursuant to Section 1155.06 – Procedures for Lot Consolidations and Resubdivisions. This property is located in a C3, Commercial and General Business district. (Page 7)

Chris Blue, Moran Architects, 24551 Detroit Road, Westlake, was present to explain the request. The owner wanted to expand the business with a new building. Mr. Moran provided the site plan of the proposed building; two houses would be razed along with the pump station. The existing pumps would remain, as would the ingress and egress.

Vincent Coleman, 11716 Franklin Boulevard, said the two houses slated for razing were next door to him. He said the properties were not maintained. His concern was his home would not be eligible for FHA loans once it abutted the proposed station, as per his real estate attorney John Patrick. He inquired about the type of proposed fencing, required spacing and upkeep. Behind his home was the new Dunkin' Donuts, so he would have commercial properties abutting on two sides. He said the current station was not well maintained, and he was concerned about property value. Asked if he shared the driveway with the house to the east, he said it was his and not a shared driveway.

Ms. Gillett asked Mr. Siley to respond to Mr. Coleman's concerns. Mr. Siley said they did not pertain to the evening's meeting, but the administration took all projects and developments in conjunction as a whole, and looked to the impact to the neighborhood. The plot plan had to be accurate, the buffering was required to be a minimum of ten feet from the property line, and the fence had to be a minimum of six feet in height. The Architectural Board of Review ("ABR") first saw the proposal at the current day's pre-review meeting and would work diligently to ensure its appropriateness and sensitivity to the surrounding area.

Ms. Karel wanted to know what would happen if the consolidation were granted, and the project would not proceed. Mr. Siley said they could condition the granting of a lot consolidation pending ABR's approval of a redevelopment, approval had to be granted prior to any demolition, and the Planning Commission had to sign the plat prior to filing of the consolidation of the parcels. Ms. Karel asked about timing. Mr. Blue said if the request were to be deferred, it would delay the project substantially. Mr. Blue said his client owned all three

parcels. Mr. Stockman had no problem with granting the proposal, and the razing of the houses had to be approved by ABR of final design prior to any demolition.

A motion was made by Ms. Gillett seconded by Ms. Belsito, to **GRANT the request with the stipulation that it received ABR approval.** All of the members voting yea, the motion passed.

7. **Docket 09-20-12** **14701 Detroit Avenue**
World of Beer

Mark Pottschmidt, New Tap Development LLC, applicant, requests approval for a Conditional Use permit for an outdoor dining facility, pursuant to Schedule 1129.02 – Principal and Conditional Permitted Uses, Section 1161.03(t)(1g) – Outdoor/Seasonal Dining, and Section 1173.02 – Conditional Use Permits. This property is located in a C1, Commercial and Office district. (Page 8)

Mark Pottschmidt, applicant, was present to explain the request by describing the PowerPoint. The project had been reviewed and approved by ABR. The space was narrow, the storefront windows would be replaced by Nana walls, a wooden drink bar attached to the aluminum fencing (fencing matched that at the Panera Bread site), and bar stools would be along the fence. He described the business.

Mr. Stockman asked about the depth. Mr. Pottschmidt said it was four feet and would be used in the winter with the doors closed. Mr. Stockman asked about the live music three days a week with the open doors. Mr. Pottschmidt felt the music would attract the passing pedestrians and would not affect the neighborhood.

Ms. Karel said that outdoor music was an issue in Lakewood but not so much in the commercial district. She asked for clarification about the drink bar, and he said it was placed to prevent bottles from falling to the sidewalk. There would be a food menu with food provided from surrounding restaurants; the guests would call the establishments for food orders and delivery. Eddie and Eddie's restaurant was already involved and would use an interior corridor for service. The World of Beer servers would be responsible for cleanup and disposal.

Ms. Gillett asked if the drink rail was permanent; Mr. Siley replied it was on World of Beers property and would remain all year.

Ms. Karel asked about indoor seating; Mr. Pottschmidt said the occupant load was 218, and they were awaiting final approval from the city.

There no comments from the public. Mr. Siley said this was a new tenant in an area of continued growth in the downtown district. The food service issue had been clearly defined when the outdoor dining guidelines were established, and the proposed partnership with restaurants fulfilled the spirit of the code, and the administration supported it.

A motion was made by Ms. Karel, seconded by Ms. Belsito, to **GRANT** the request as submitted. All of the members voting yea, the motion passed.

8. **Docket 09-21-12** **13603 Madison Avenue**
 Bonnie and Clyde's, LLC

Bonnie Lewandowski, applicant, requests approval for a Conditional Use permit for an outdoor dining facility, pursuant to Schedule 1129.02 – Principal and Conditional Permitted Uses, Section 1161.03(t)(1g) – Outdoor/Seasonal Dining, and Section 1173.02 – Conditional Use Permits. This property is located in a C3, Commercial and General Business district. (Page 29)

Bonnie Lewandowski, applicant, was present to explain the request. She bought the business with an existing patio and was issued an occupancy permit after the inspection of the bar and patio. A kitchen was added last year. It was a nice area for smokers. Lately there were noise complaints. The one of last night was not from Bonnie and Clyde's patio as there were no patrons. Mr. Stockman asked about the patio. Ms. Lewandowski said it was a solid wood fence, the patio floor was concrete, and the low railing on the fence was for plantings and mulch. There were five tables and eighteen chairs. The menu had items such as wings, hamburgers, and pierogies.

Ms. Karel wanted to know when Ms. Lewandowski was told she needed approval for the patio, and Ms. Lewandowski replied about two months ago. Ms. Karel thought there was a delay in receiving the notice and application for a permit. Ms. Lewandowski would not activate the outdoor speaker unless requested.

Julie Plagens, one of the owners of Lakewood Village, resided in Rocky River, and Gina Smith, 2004 Elbur Avenue, voiced their concern about the noise. Ms. Smith's apartment overlooked the patio. Ms. Plagens said she had six tenants in the Lakewood Village complex who are not getting sleep because of the noise. Ms. Smith said it was the combination of the music and the patrons' conversations; more to the music, it was the bass that permeated through her unit and window. Ms. Lewandowski said her patrons were not rowdy and fights; there were normal conversations. Ms. Plagens said it was the time. Ms. Smith said there were people on the patio at 2:38 am. Ms. Plagens said she is losing tenants. Ms. Gillett said the Planning Commission had the authority to limit the hours. Ms. Smith said she heard activity from the bar/patio all day and evening and was unable to open her windows.

Mr. Stockman said Ms. Lewandowski had to be vigilant. If the patio use were granted, it would be subject to conditions.

Mr. Siley said the close proximity of commercial and residential buildings posed unique problems. Regardless, the speaker could not be permitted in this situation. It was the responsibility of the owner and manager to monitor the noise situation when patrons were on the patio. Ms. Karel had concerns about the code not being followed, and that the new owner did not seek approval since any prior approval would expire with the sale. She was concerned with the number of times the police have been called.

Ms. Mladek pulled CAD reports prior to the current situation, and in about one year, there were maybe one or two substantiated complaints resulting from music.

Ms. Gillett concurred with Ms. Karel's concerns that Ms. Lewandowski was not aware of the codes and the requirements, as was the responsibility of a property owner. In the past, having security on the premises had been one of the conditions to granting the use of patios.

A motion was made by Ms. Gillett, seconded by Karel, to **GRANT with the stipulations the outdoor patio speaker be removed immediately and to close the patio on October 31st, 2012.** Ms. Karel asked about appeals to the decision of the commission. Mr. Siley stated they typically approve conditional use and ask the applicant to reappear within a year for renewal. In this instance, suggested approval would be through the current season ending in October and to revisit the request in early 2013; a review of activity would be conducted. All of the members voting yea, the motion passed.

UPDATE

9. **Docket 02-02-12**

Communication from Planning and Development Director Siley Regarding Update to 2012 Review of the Community Vision

On April 6, 1993 the Lakewood Community Vision was published. This report was the result of 400 hours of work contributed by members of the Planning Commission, city officials and 80 community volunteers. While it has been nearly 20 years since this report was completed, it is still relevant and many of the principals are unchanged. The strategies and action items are in need of updating though. Many of the priorities are as important today as they were in 1993.

However, after nearly 20 years since its publication a review of the Vision is appropriate. City Council has requested the Planning and Development and the Planning Commission begin a process to review and evaluate the Vision, the accomplishments and amendments to the Vision over the years and determine if modifications and updates are necessary. This initial worksession is an orientation to the Vision and is the beginning of an iterative process for public review and discussion.

The meetings to update the Community Vision began in January and February 2012. In September, experts in the point areas would make presentations to individual groups at public meetings, and all were invited to participate. The meetings would be recorded and posted onto the city's web site. In October, there would be larger group work sessions, and the findings expected to be presented in December. The goal was to have a working draft presented to the Planning Commission in January 2013. Built into the proposal would be regularly scheduled periods for updating the Community Vision, every year or every other year. A homework assignment would be given, The Lakewood Look Book, with the request to write a one hundred word opinion. He thanked the commission for their individual participation in the past meetings and for the forthcoming ones.

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Ms. Gillett concurred with Ms. Karel's concerns that Ms. Lewandowski was not aware of the codes and the requirements, as was the responsibility of a property owner. In the past, having security on the premises had been one of the conditions to granting the use of patios.

A motion was made by Ms. Gillett, seconded by Karel, to **GRANT with the following stipulations:**

- 1. The outdoor patio speaker be removed immediately and**
- 2. To close the patio on October 31st, 2012.**

Ms. Karel asked about appeals to the decision of the commission. Mr. Siley stated they typically approve conditional use and ask the applicant to reappear within a year for renewal. In this instance, suggested approval would be through the current season ending in October and to revisit the request in early 2013; a review of activity would be conducted. All of the members voting yea, the motion passed.

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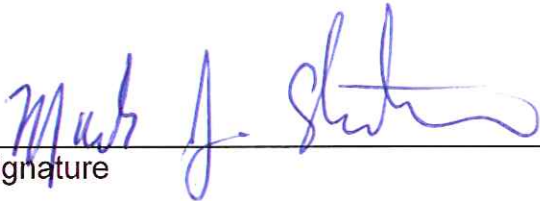
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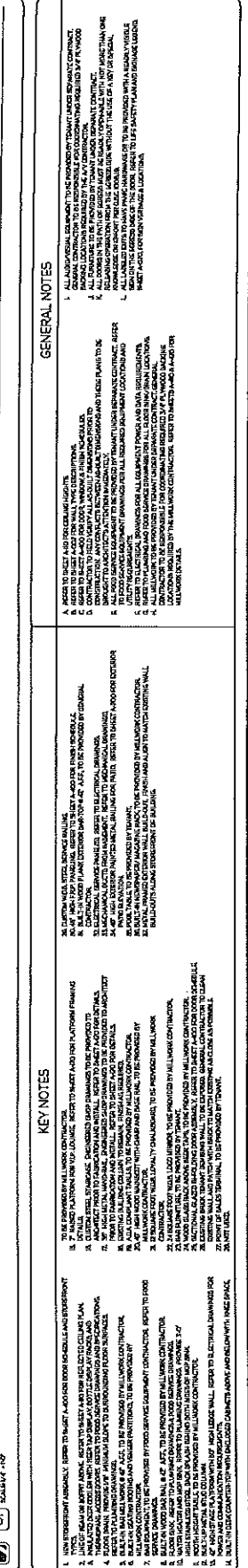
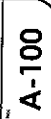
A homework assignment would be given, The Lakewood Look Book, with the request to write a one hundred word opinion. He thanked the commission for their individual participation in the past meetings and for the forthcoming ones.

10. **Adjourn.**

A motion was made by Ms. Gillett, seconded by Ms. Karel, to ADJOURN the meeting at 8:15 pm. All of the members voting yea, the motion passed.


Signature

10-4-12
Date



FINISH DESCRIPTION									
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2	PAINT	ENHANCED FINISHING		1/2"	201/2				
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179	THIN WALL FINISH	WALL FINISH	WALL FINISH	1/2"	201/2				
180	THIN WALL FINISH	WALL FINISH	WALL FINISH	1/2"	201/2				
181	THIN WALL FINISH	WALL FINISH	WALL FINISH	1/2"	201/2				
182	THIN WALL FINISH	WALL FINISH	WALL FINISH	1/2"	201/2				
183	THIN WALL FINISH	WALL FINISH	WALL FINISH	1/2"	201/2				
184	THIN WALL FINISH	WALL FINISH	WALL FINISH	1/2"	201/2				
185	THIN WALL FINISH	WALL FINISH	WALL FINISH	1/2"	201/2				
186	THIN WALL FINISH	WALL FINISH	WALL FINISH	1/2"	201/2				
187	THIN WALL FINISH	WALL FINISH	WALL FINISH						



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. BRUCE R HENTHOEN
2. Anitra Boyd
3. CHRIS Blue
4. Vincent Glum
5. MARK POTTSCHMIDT
6. Bonnie Lewandowski
7. Julie Plagens
8. Shirley Sins
9. _____
10. _____
11. _____

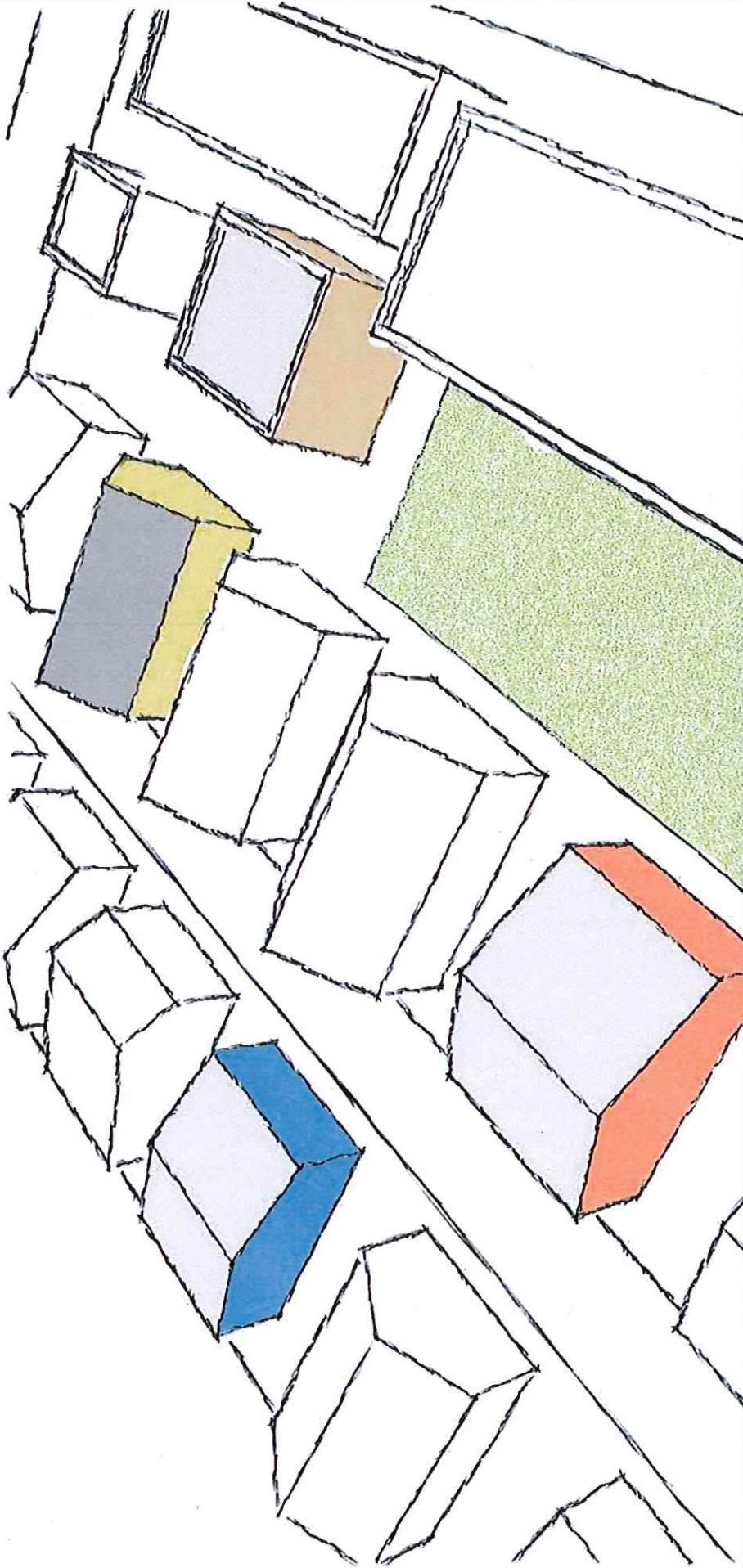
- Bruce R Henthoen
- Anitra Boyd
- Chris Blue
- Vincent Glum
- Mark Potts Schmidt
- Bonnie Lewandowski
- Julie Plagens
- Shirley Sins
- _____
- _____
- _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☒ Planning ☐ Zoning Appeals ☐ Other:

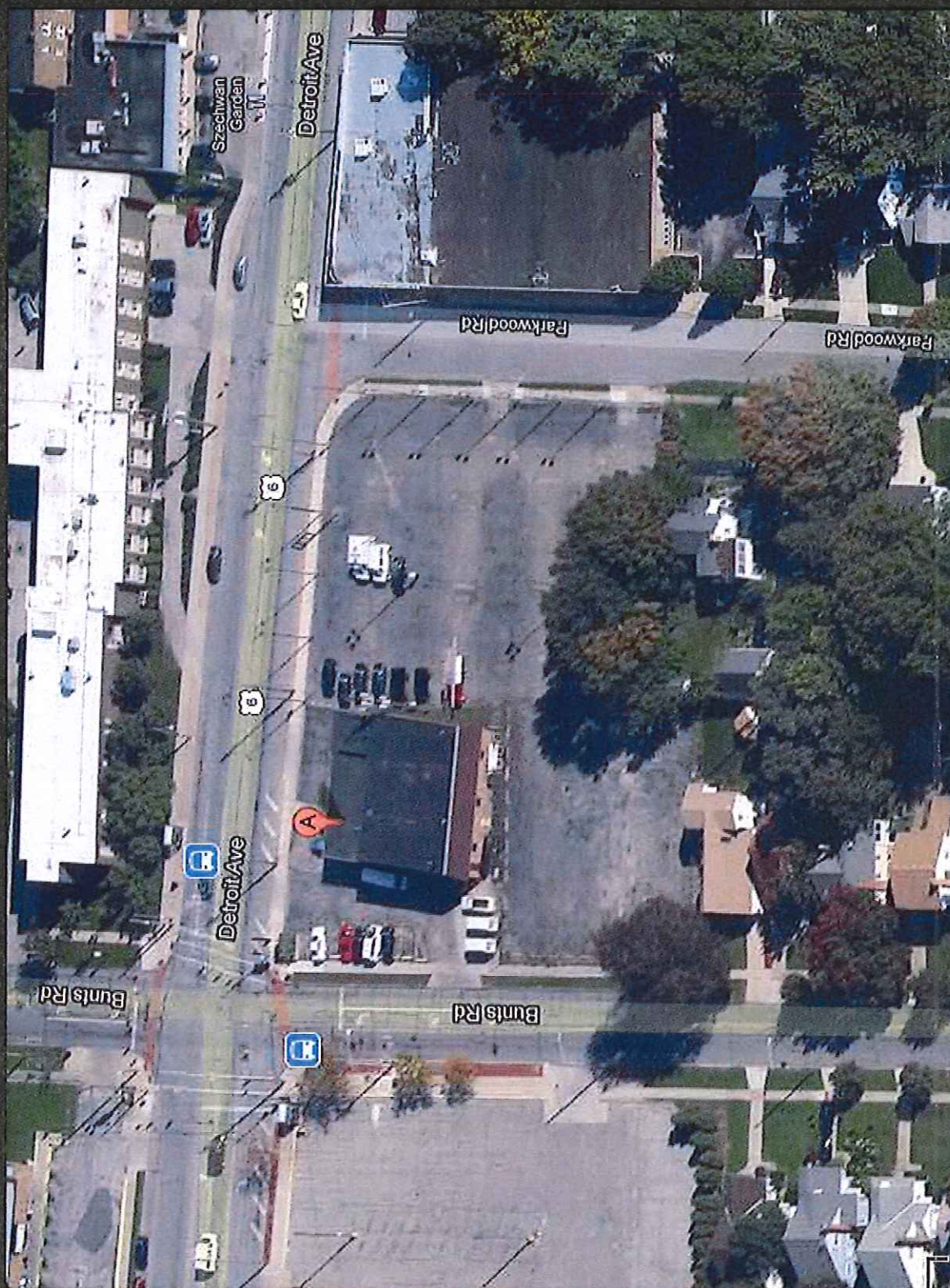
Date of Proceeding: Thursday, September 6, 2012



Planning Commission

September 2012

Planning Commission
September 2012



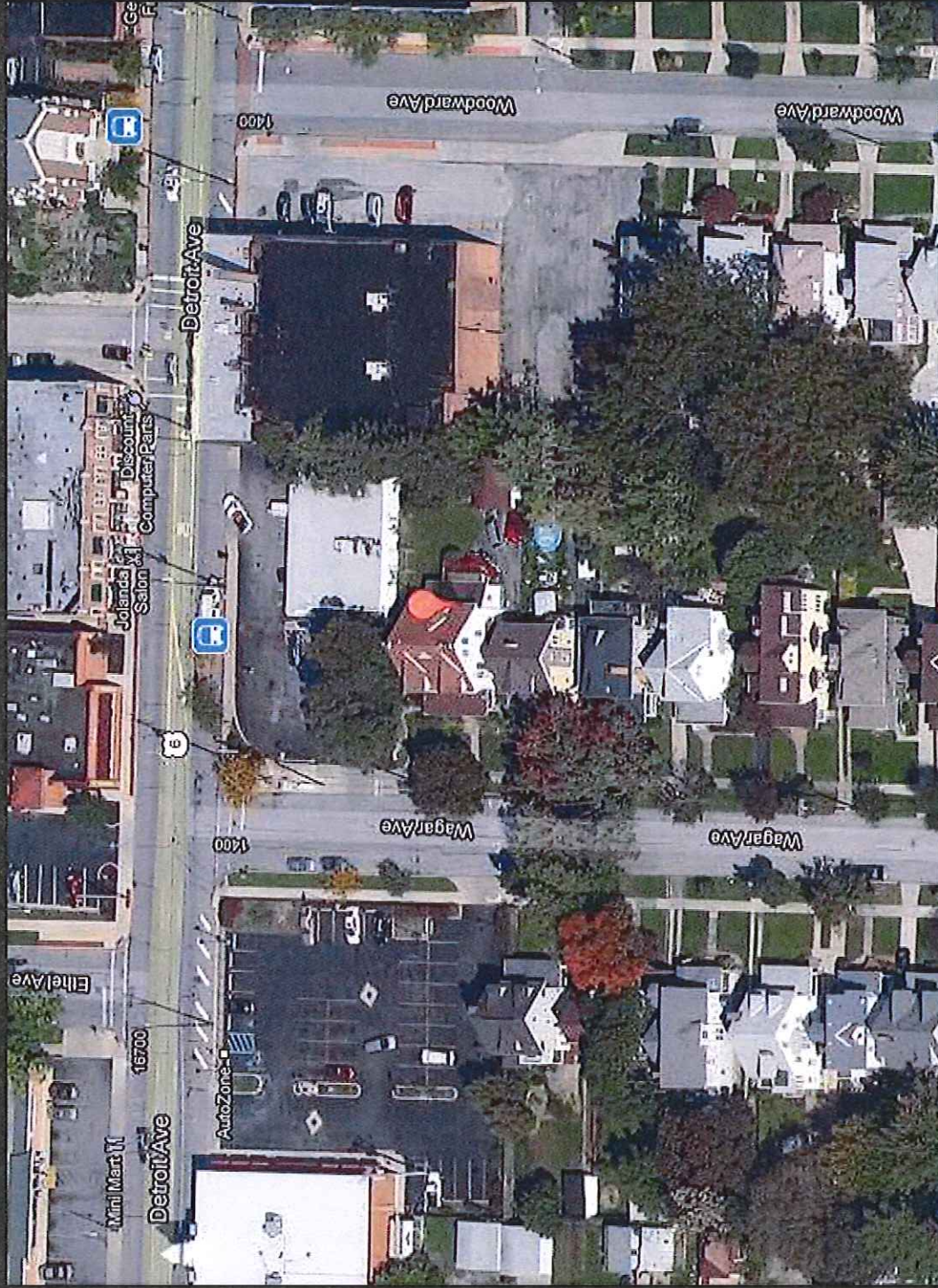
13919 Detroit Bruce's Auto & Fleet

Planning Commission
September 2012



13919 Detroit Bruce's Auto & Fleet

Planning Commission
September 2012



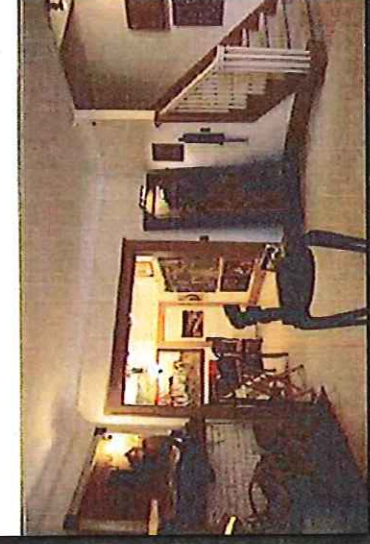
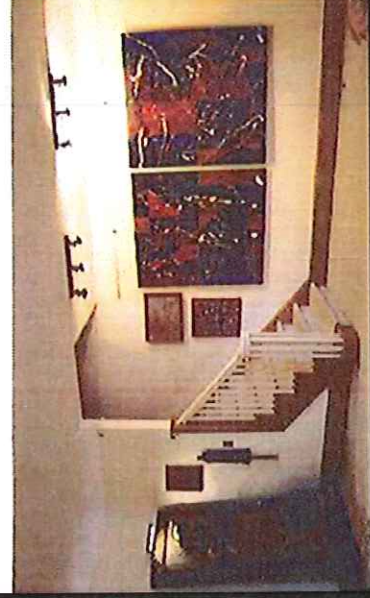
1413 Wagar Avenue Handley-Boyt Gallery

Planning Commission
September 2012



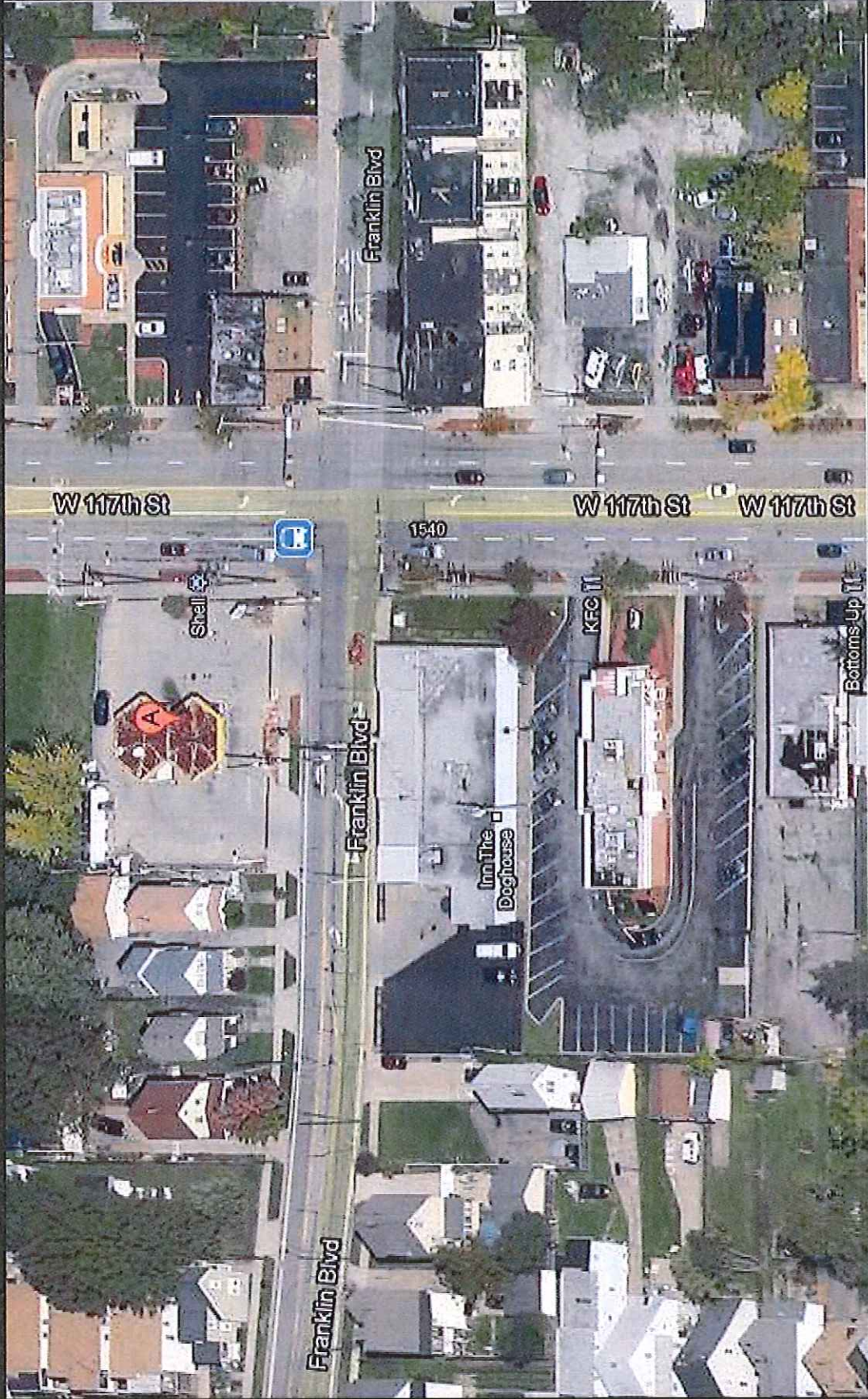
1413 Wagar Avenue
Handley-Boyt Gallery

Planning Commission
September 2012



1413 Wagar Avenue Handley-Boyt Gallery

Planning Commission
September 2012



1538 West 117th Shell Gas Station

Planning Commission
September 2012



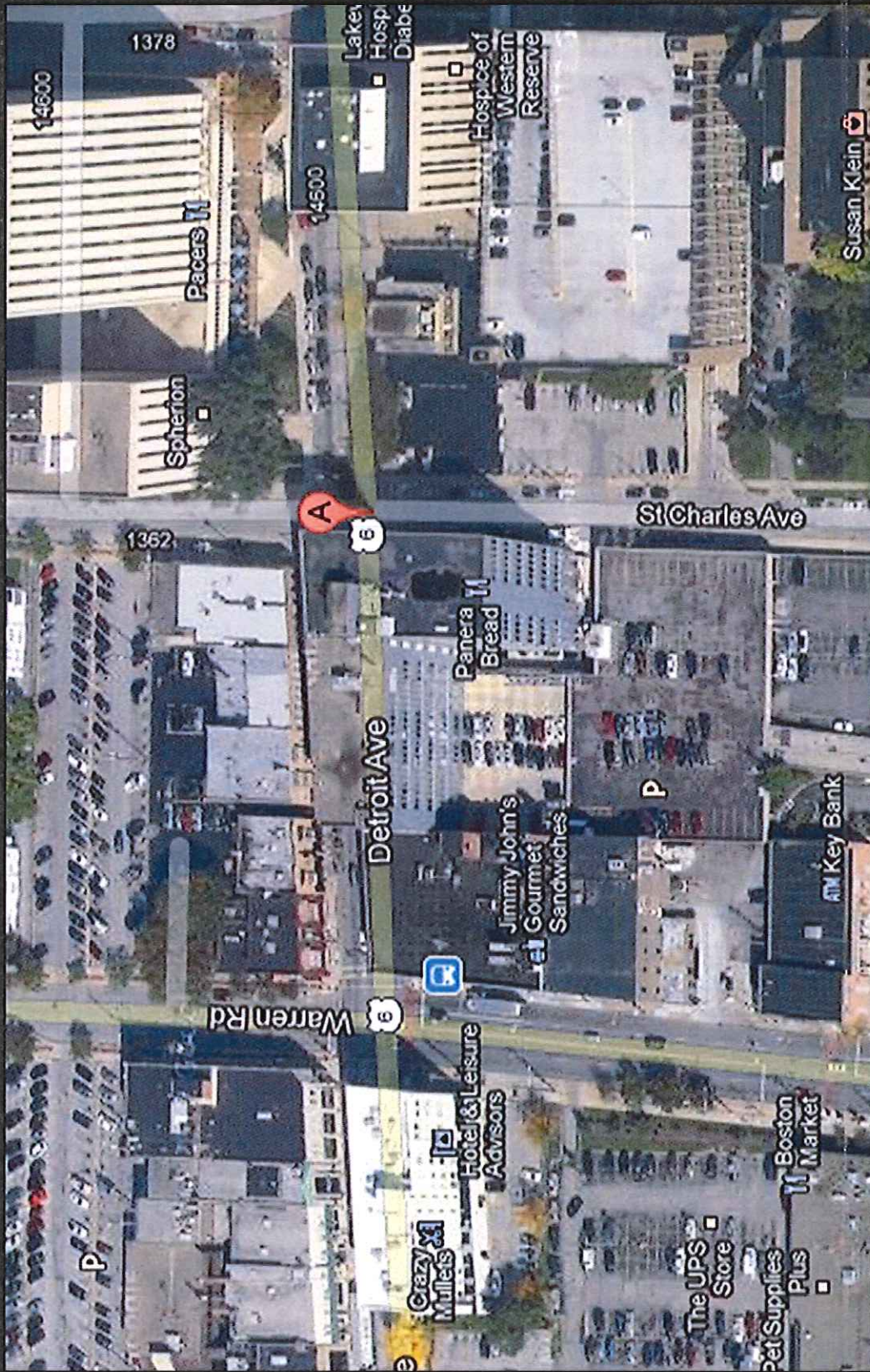
1538 West 117th
Shell Gas Station

Planning Commission
September 2012

Planning Commission
September 2012



W. 117th STREET



14701 Detroit World of Beer

Planning Commission
September 2012

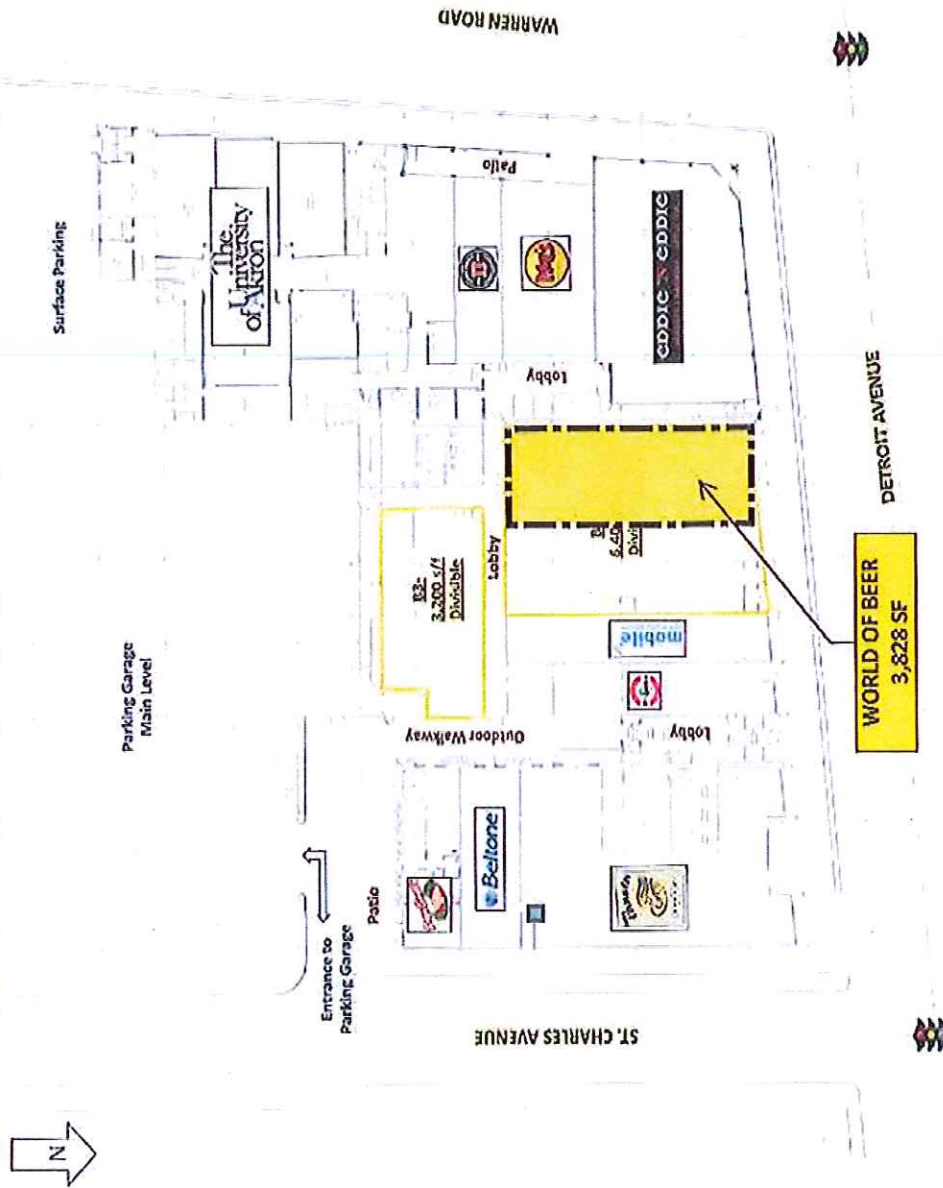


14701 Detroit World of Beer

Planning Commission
September 2012

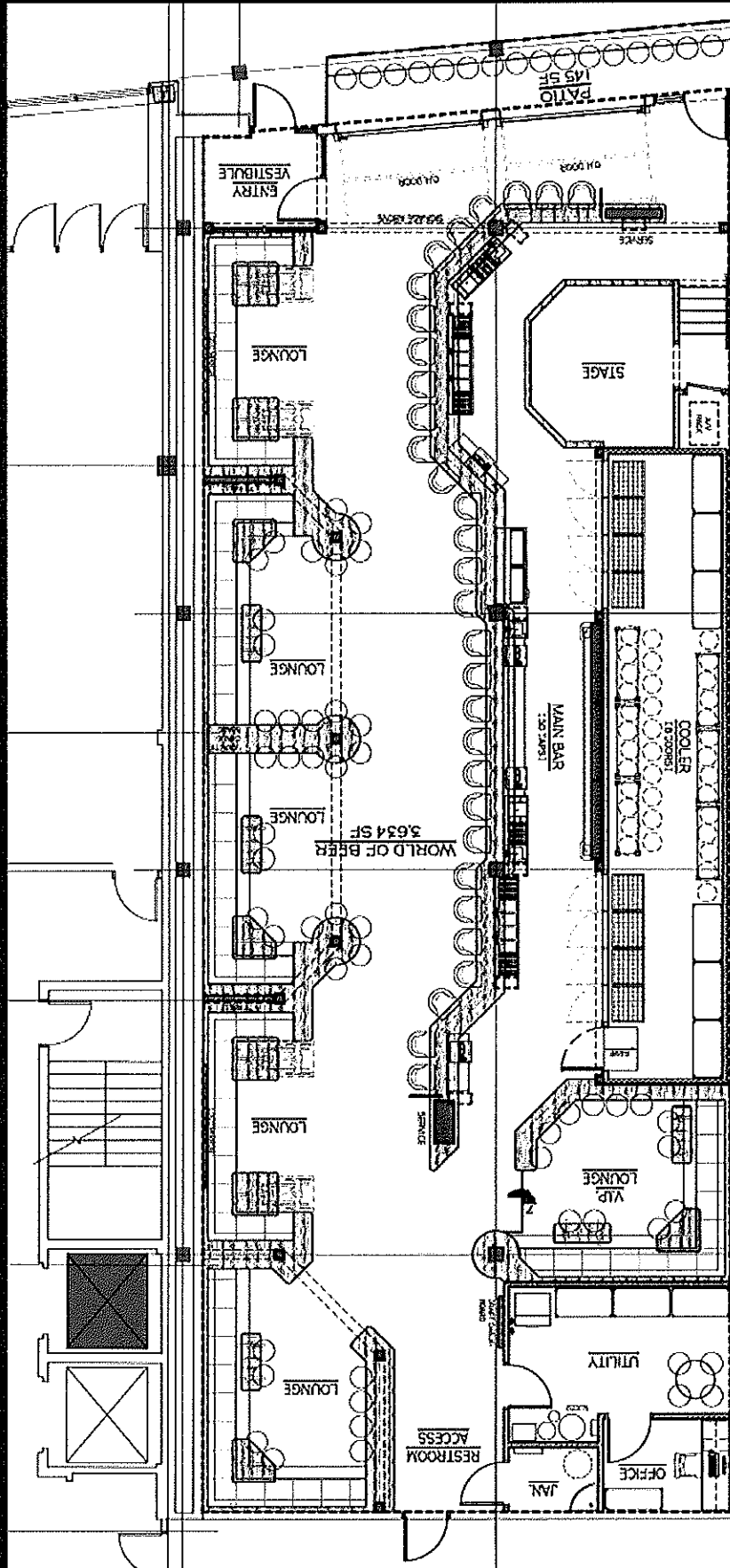
S I T E P L A N

14701-14725 Detroit Ave., Lakewood



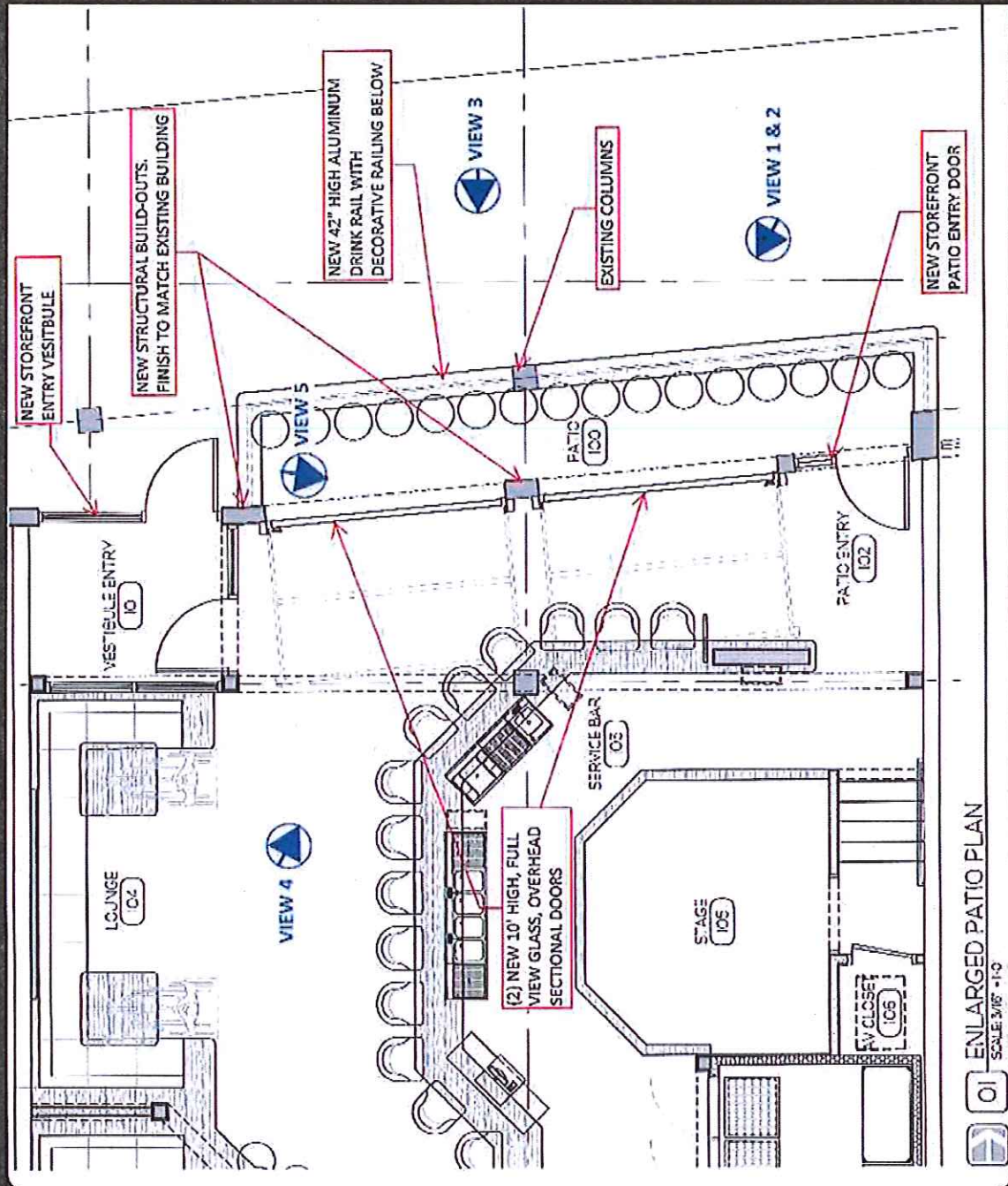
14701 Detroit
World of Beer

Planning Commission
September 2012



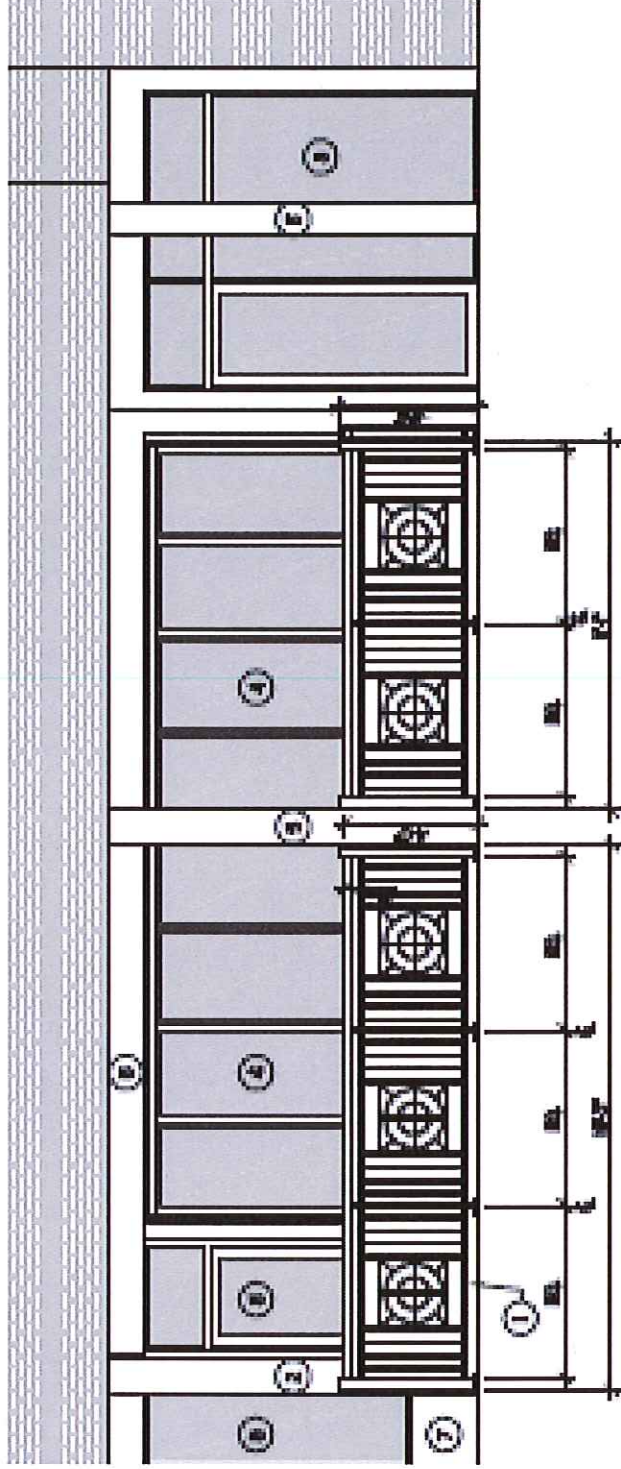
14701 Detroit World of Beer

Planning Commission
September 2012



14701 Detroit World of Beer

Planning Commission
September 2012

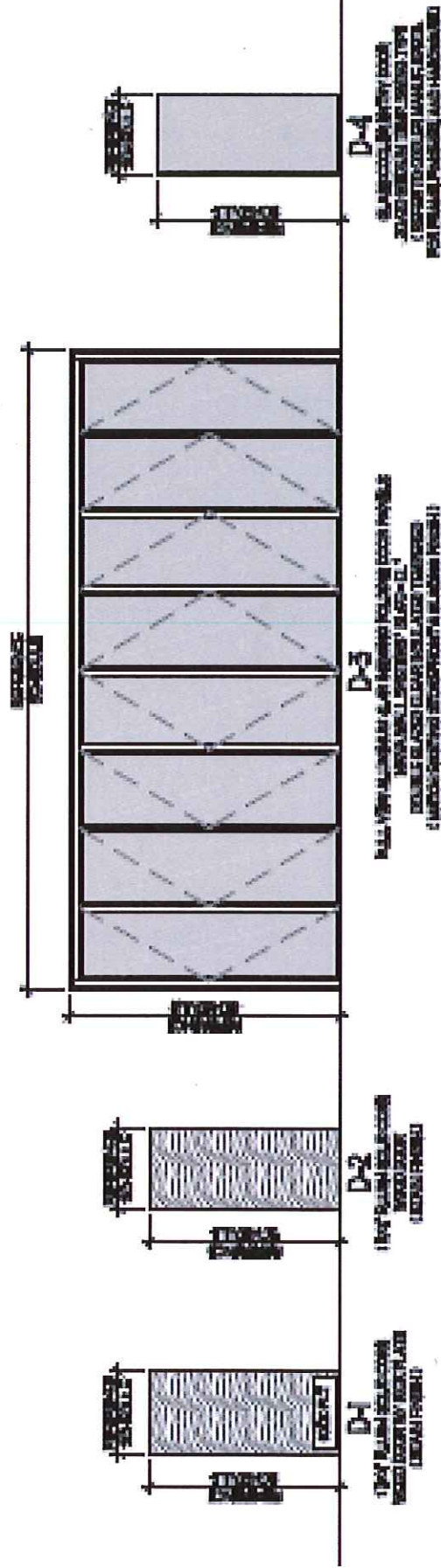


01 PARTIAL EXTERIOR ELEVATION
1/8" = 1'-0"

14701 Detroit World of Beer

Planning Commission
 September 2012

DOOR TYPES



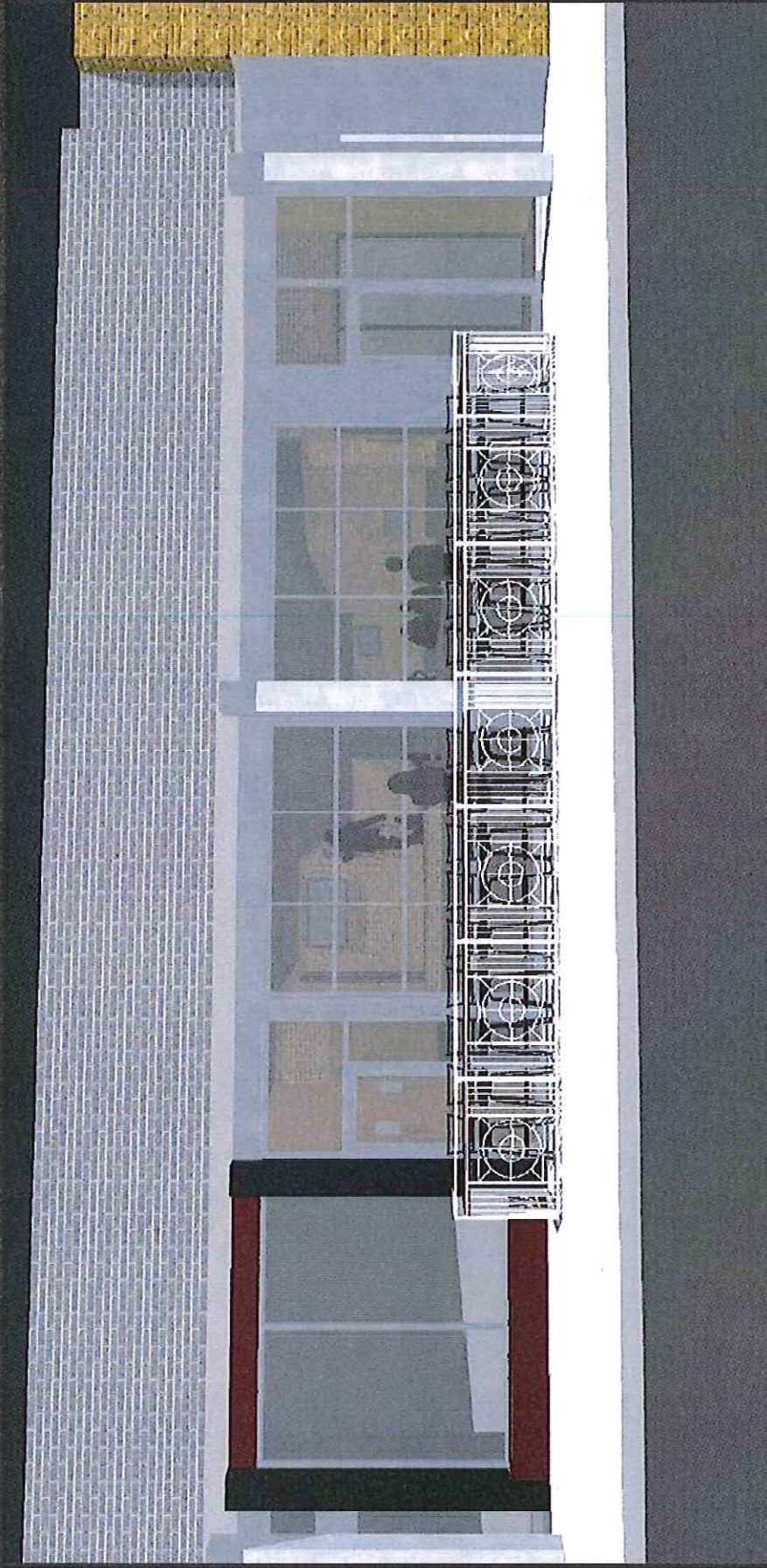
14701 Detroit
World of Beer

Planning Commission
September 2012



14701 Detroit World of Beer

Planning Commission
September 2012



14701 Detroit World of Beer

Planning Commission
September 2012



13603 Madison Bonnie and Clyde's, LLC

Planning Commission
September 2012



13603 Madison Bonnie and Clyde's, LLC

Planning Commission
September 2012

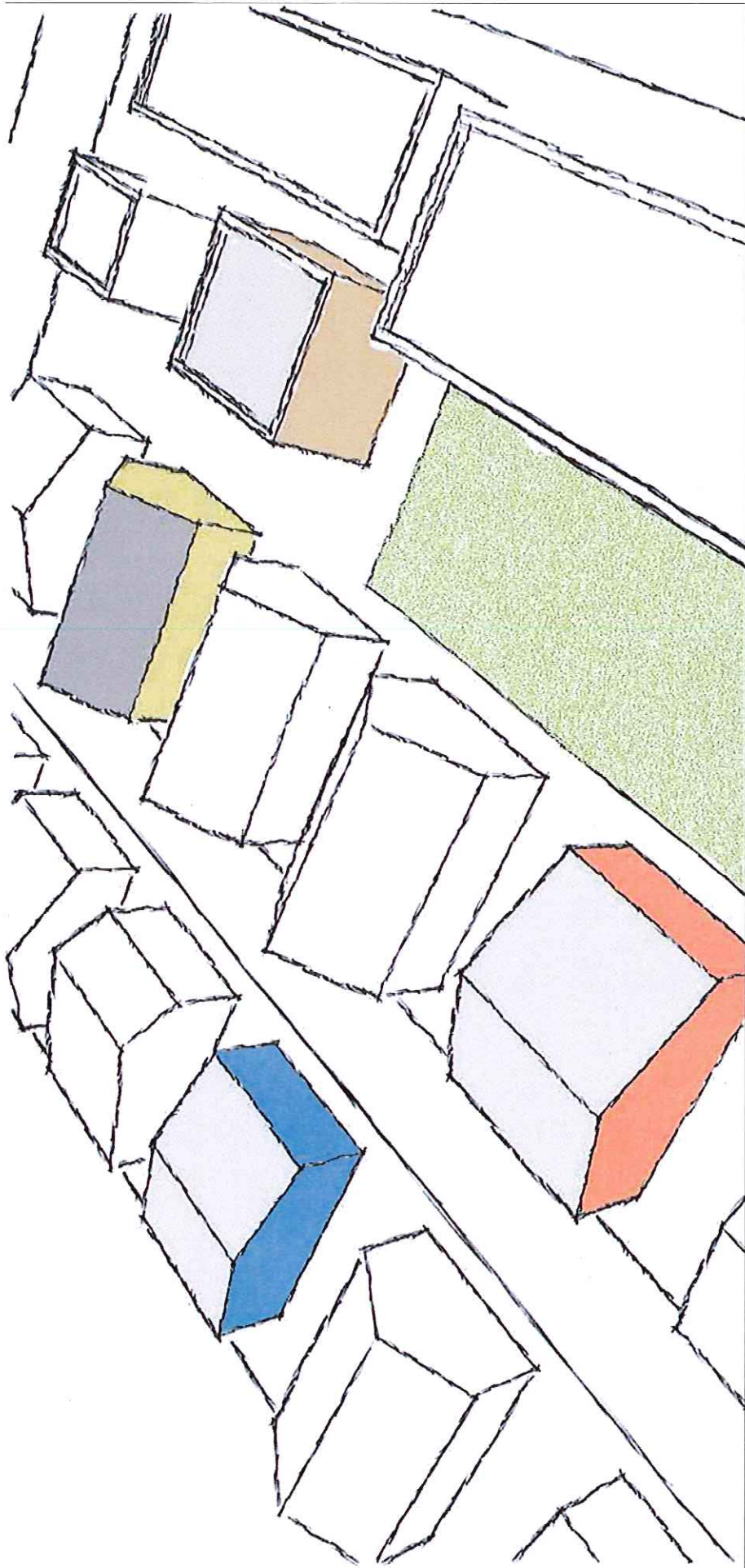
LAKWOOD COMMUNITY VISION UPDATE 2012

all are welcome
www.onelakewood.com

Community Vision Update 2012 Process – ALL ARE WELCOME

Planning Commission
September 2012

Community Vision



Planning Commission

September 2012

Planning Commission
September 2012